

A RESOLUTION

BY COMMUNITY DEVELOPMENT/ HUMAN RESOURCES COMMITTEE

A RESOLUTION AUTHORIZING THE MAYOR TO AMEND A LEASE AGREEMENT WITH THE ANNIE E. CASEY FOUNDATION FOR SPACE AT THE DUNBAR NEIGHBORHOOD CENTER, SO AS TO CHANGE THE TERM FROM THREE YEARS TO THREE YEARS WITH ONE THREE YEAR RENEWAL OPTION; AND FOR OTHER PURPOSES.

WHEREAS, in a previous resolution, 03-R-1310, the Atlanta City Council authorized the Department of Parks, Recreation and Cultural Affairs to lease space at the Dunbar Neighborhood Center ("Center") to public and private agencies that will provide services to the residents located in the service areas of the Center. The Commissioner of the Department of Parks, Recreation and Cultural Affairs ("Commissioner") was authorized to select tenants that would provide such services, and to enter a lease agreement with tenants for a duration not to exceed three (3) years, at a rental rate of \$8.44 per square foot per year; and

WHEREAS, pursuant to resolution 03-R-1310, the Commissioner entered a lease agreement with the Annie E. Casey Foundation (the "Foundation") for Suite 304 of the Center (the "Foundation Lease"). The Foundation Lease was entered into on June 2, 2005; and

WHEREAS, the Foundation Lease is identical to the lease agreements utilized with the other Center tenants, including a rental rate of \$8.44 per square foot of leased space per year and a three-year term; and

WHEREAS, the Foundation has made significant capital improvements to suite 304, but wants a lease term that is long enough to amortize the costs of the improvements; and

WHEREAS, the Foundation has requested that the City amend the Foundation Lease to provide a lease term of three years with one three year renewal option at the standard rental rate of \$8.44 per square foot. To exercise the renewal option, both parties must consent; and

WHEREAS, the Commissioner is recommending that the City of Atlanta ("City") amend the Foundation Lease to provide one three-year renewal option upon mutual consent of the City and the Foundation.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA GEORGIA, as follows:

Section 1: The Mayor, on behalf of the City, is hereby authorized to enter into an amendment to the Foundation Lease, whereby said amendment shall change the term from three years, to a term of three years plus one three-year renewal option upon the mutual consent of the City and the Foundation. The rental rate throughout the initial term and potential renewal term shall remain at \$8.44 per square foot of leased space per year. All other terms of the Foundation Lease shall remain unchanged.

Section 2: All rental revenue collected from the Foundation shall continue to be deposited into the Revenue Generated, General Fund Account Number 1A01 462201 B00001.

Section 3: The City Attorney or her designee is hereby directed to review the prepared amendment to the Foundation Lease prior to execution by the Mayor, and the Foundation Lease renewal shall be approved as to form by the City Attorney or her designee.

Section 4: The Foundation Lease renewal shall not become binding on the City, and the City shall incur no liability upon the same until the renewal has been executed by the Mayor and attested to by the Municipal Clerk.

Section 5: All resolutions in conflict herewith are hereby rescinded for purposes of this resolution only, and only to the extent of the conflict.

TRANSMITTAL FORM FOR LEGISLATION

TO: MAYOR'S OFFICE

ATTN: GREG PRIDGEON

Legislative Counsel (Signature): TERRY GRANDISON



Contact

Number: 6946

Originating Department: Parks, Recreation and Cultural Affairs

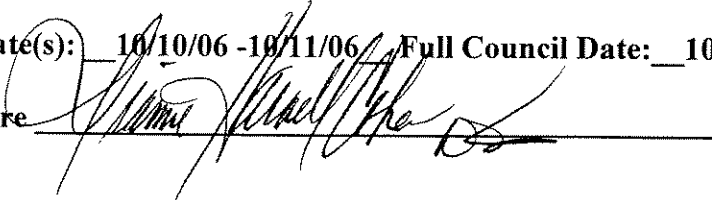
Committee(s) of Purview: Community Development and Human Resources
Committee

Council

Deadline: 9/25/06

Committee Meeting Date(s): 10/10/06 - 10/11/06 Full Council Date: 10/16/06

Commissioner Signature



CAPTION

A RESOLUTION AUTHORIZING THE MAYOR TO AMEND A LEASE AGREEMENT WITH THE ANNIE E. CASEY FOUNDATION FOR SPACE AT THE DUNBAR NEIGHBORHOOD CENTER, SO AS TO CHANGE THE TERM FROM THREE YEARS TO THREE YEARS WITH ONE THREE YEAR RENEWAL OPTION; AND FOR OTHER PURPOSES.

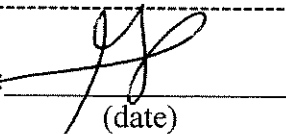
FINANCIAL IMPACT (if any): Rental rate shall remain at \$8.44 per square foot of leased space per year.

Mayor's Staff Only

Received by Mayor's Office:

9/25/06
(date)

Reviewed by:


(date)

Submitted to Council:

9/29/06
(date)